

**REAL ESTATE APPRAISER LICENSURE  
AND CERTIFICATION BOARD  
December 13, 2018**

**MINUTES**

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**I. CALL TO ORDER & ESTABLISH QUORUM**

Dennis Kruse called the meeting to order at 9:04 a.m. in Room W064, South Government Center, 402 West Washington Street, Indianapolis, Indiana, and declared a quorum, in accordance with Ind. Code § 25-34.1-8-4.

**Members Present:**

Mark Ratterman  
Dennis "Matthew" Kruse II, Chairman  
Wayne Johnson  
John Newlin  
Ron Kohart  
Gina Stuart, Vice Chairman

**Members Absent:**

Terry Watson

**State Officials Present:**

Deanna Alexander, Board Director  
Toby Davis, Assistant Director  
Nate Black, Compliance Office  
Jim Schmidt, Deputy Attorney General

**Transcriptionist:**

Margie Addington, Accurate Court Reporting

**II. REPORT FROM THE INDIANA ATTORNEY GENERAL'S OFFICE**

Attorney General's Report presented by Sam Dayton

**III. ADOPTION OF THE MINUTES FROM THE NOVEMBER 8, 2018 MEETING OF THE BOARD**

Motion was first and seconded to **Approve**.

Kohart/Stuart  
6/0

The following Board Members Voted      "Aye"      "Nay"

Mark Ratterman	✓
Dennis "Matthew" Kruse	✓
Ron Kohart	✓
Wayne Johnson	✓
John Newlin	✓
Gina Stuart	✓

**IV. PERSONAL APPEARANCES**

**A. In the Matter of the Application of: Greg Deere**

Re: Review of logs

Motion was first and seconded to **Table until Mr. Deere's Supervisor can make the next meeting February 7, 2019. Reach out to Mr. Middaugh**

Ratterman/Newlin  
6/0

The following Board Members Voted      "Aye"      "Nay"

Mark Ratterman	✓
Dennis "Matthew" Kruse	✓
Ron Kohart	✓
Wayne Johnson	✓
John Newlin	✓
Gina Stuart	✓

**B. In the Matter of the Application of: Gary Flanagan**

Re: Positive Response on Renewal

Motion was first and seconded to **Approve admittance into the exam.**

Ratterman/Johnson  
6/0

The following Board Members Voted      "Aye"      "Nay"

Mark Ratterman	✓
Dennis "Matthew" Kruse	✓
Ron Kohart	✓
Wayne Johnson	✓
John Newlin	✓
Gina Stuart	✓

**V. ADMINISTRATIVE HEARINGS**

**A. In the Matter of the License of: Jason King**  
2018 REAB 0012  
Re: Disciplinary Hearing

**State request to issue a Notice of Proposed Default**

Motion was first and seconded

Ratterman/Stuart  
6/0

The following Board Members Voted      “Aye”      “Nay”

Mark Ratterman	✓	
Dennis “Matthew” Kruse	✓	
Ron Kohart	✓	
Wayne Johnson	✓	
John Newlin	✓	
Gina Stuart	✓	

Sam Dayton, Attorney General’s Office  
Witness: Jaclyn Meza  
Witness: Sgt. Thad Miller

State Exhibits Presented: A, B, C, D, E, F, G, H, I, J, K, L, M,

Respondent: Not Present

Attorney: No Attorney present to represent the Respondent

**B. In the Matter of the License of: Zachary Meyer - CONTINUED**  
2018 REAB 0014  
Re: Disciplinary Hearing

**C. In the Matter of the License of: Paul Matthews**  
2018 REAB 0010  
Re: Disciplinary Hearing

John Newlin has left after Jason King hearing

**State request to issue a Notice of Proposed Default**

Motion was first and seconded

Ratterman/Stuart  
5/0

The following Board Members Voted      “Aye”      “Nay”

Mark Ratterman	✓	
Dennis “Matthew” Kruse	✓	
Ron Kohart	✓	
Wayne Johnson	✓	
Gina Stuart	✓	

Sam Dayton, Attorney General’s Office

Respondent: Not Present  
Attorney: No Attorney to represent Respondent

## VI. APPRAISER CE COURSE

### A. The Columbia Institute (CE21100051)

- |  |         |
|--|---------|
| 1. Mortgage Appraisers, and Foreclosures, No 850 | 7 Hours |
| 2. Income Approach Review, No 849                | 7 Hours |

Motion was first and seconded to **Approve**.

Ratterman/Stuart  
5/0

The following Board Members Voted      “Aye”      “Nay”

Mark Ratterman	✓	
Dennis “Matthew” Kruse	✓	
Ron Kohart	✓	
Wayne Johnson	✓	
Gina Stuart	✓	

### B. Learn4 Life, LLC

- |  |            |
|--|------------|
| 1. Appraising Green Residences   | 7 Hours CE |
| 2. Residential Appraisal Review  | 7 Hours CE |
| 3. Supervising the Trainee Appraiser:<br>National Regulations and Responsibilities | 7 Hours CE |
| 4. Using the HP 12c Calculator: The Basics   | 7 Hours CE |

Motion was first and seconded to **Approve**.

Ratterman/Stuart  
5/0

The following Board Members Voted	“Aye”	“Nay”
Mark Ratterman	✓	
Dennis “Matthew” Kruse	✓	
Ron Kohart	✓	
Wayne Johnson	✓	
Gina Stuart	✓	

Motion was made and seconded to assign Mark and Deanna to contact the ASC regarding questions on acceptance secondary providers as qualifying education.

Kruse/Johnson  
5/0

The following Board Members Voted	“Aye”	“Nay”
Mark Ratterman	✓	
Dennis “Matthew” Kruse	✓	
Ron Kohart	✓	
Wayne Johnson	✓	
Gina Stuart	✓	

## VII. OLD/NEW BUSINES

### A. Email from Michael Lady per Mark Ratterman

Table till the next Rule writing section.

Ratterman/Johnson  
5/0

The following Board Members Voted	“Aye”	“Nay”
Mark Ratterman	✓	
Dennis “Matthew” Kruse	✓	
Ron Kohart	✓	
Wayne Johnson	✓	
Gina Stuart	✓	

**B. Kyle Fritschle**

Re: Letter to the Board regarding Decision at November 2018 meeting

Motion was made and seconded to grant Kyle Fritschle back for a second Personal Appearance at the February 7, 2019 and to delay any action and the issuance of the license.

Ratterman/Kohart

5/0

The following Board Members Voted      "Aye"      "Nay"

Mark Ratterman	✓	
Dennis "Matthew" Kruse	✓	
Ron Kohart	✓	
Wayne Johnson	✓	
Gina Stuart	✓	

**C. Elections**

- **Chairman – Mathew Kruse**

Ratterman/Johnson

5/0

The following Board Members Voted      "Aye"      "Nay"

Mark Ratterman	✓	
Dennis "Matthew" Kruse	✓	
Ron Kohart	✓	
Wayne Johnson	✓	
Gina Stuart	✓	

- **Vice Chairman – Mark Ratterman**

Motion was first and seconded to **Approve**.

Kruse/Johnson

5/0

The following Board Members Voted      "Aye"      "Nay"

Mark Ratterman	✓	
Dennis "Matthew" Kruse	✓	
Ron Kohart	✓	

Wayne Johnson ✓  
Gina Stuart ✓

**D. HB 1245 Emergency Rule Readoption**

Re: Send recommendation letter to the Real Estate Commission to readopt the emergency Rule HB 1245 for an addition 90 days.

Motion was first and seconded to Recommend **Adopt the second emergency rule same as the first.**

Kruse/Ratterman  
5/0

The following Board Members Voted      “Aye”      “Nay”

Mark Ratterman ✓  
Dennis “Matthew” Kruse ✓  
Ron Kohart ✓  
Wayne Johnson ✓  
Gina Stuart ✓

**VIII. FAILED CE AUDITS (for our benefit what they are missing)**

1. Steven Terhesh CG41400047  
14 Hours of CE including current USPAP

Motion was first and seconded to Issue a Notice of Non-Compliance and issue a civil penalty and must make up their CE.

Fined \$500.00 be paid within 21 days of the Issuance of the Notice of Non-Compliance  
Make up the 14 hours to be made up within 6 months of the issuance of the Notice of Non-Compliance

Ratterman/Stuart  
5/0

The following Board Members Voted      “Aye”      “Nay”

Mark Ratterman ✓  
Dennis “Matthew” Kruse ✓  
Ron Kohart ✓  
Wayne Johnson ✓  
Gina Stuart ✓

2. Amanda Haehl LR60600367  
5 Hours of CE

Motion was first and seconded to Issue a Notice of Non-Compliance and issue a civil penalty and must make up their CE.

Fined \$178.57 be paid within 21 days of the Issuance of the Notice of Non-Compliance

Make up the 5 hours to be made up within 6 months of the issuance of the Notice of Non-Compliance

Ratterman/Stuart  
5/0

The following Board Members Voted      “Aye”      “Nay”

Mark Ratterman	✓	
Dennis “Matthew” Kruse	✓	
Ron Kohart	✓	
Wayne Johnson	✓	
Gina Stuart	✓	

3. Ronald McCord CR69200841  
7 Hours CE

Motion was first and seconded to Issue a Notice of Non-Compliance and issue a civil penalty and must make up their CE.

Fined \$178.57 be paid within 21 days of the Issuance of the Notice of Non-Compliance

Make up the 5 hours to be made up within 6 months of the issuance of the Notice of Non-Compliance

Ratterman/Kohart  
5/0

The following Board Members Voted      “Aye”      “Nay”

Mark Ratterman	✓	
Dennis “Matthew” Kruse	✓	
Ron Kohart	✓	
Wayne Johnson	✓	
Gina Stuart	✓	

4. Joseph L Torzewski CG41400052  
7 Hours USPAP completed after 06/30/2018  
9 Hours of CE

Motion was first and seconded to Issue a Notice of Non-Compliance and issue a civil penalty and must make up their CE.

Fined \$571.43 be paid within 21 days of the Issuance of the Notice of Non-Compliance

Make up the 4 hours to be made up within 6 months of the issuance of the Notice of Non-Compliance

Ratterman/Kohart  
5/0

The following Board Members Voted      "Aye"      "Nay"

Mark Ratterman	✓	
Dennis "Matthew" Kruse	✓	
Ron Kohart	✓	
Wayne Johnson	✓	
Gina Stuart	✓	

5. Benjamin L Hopkins CG40700560  
1 Credit Hour

Motion was first and seconded to Issue a Notice of Non-Compliance and issue a civil penalty and must make up their CE.

Fined \$35.71 be paid within 21 days of the Issuance of the Notice of Non-Compliance

Make up the 1 hours to be made up within 6 months of the issuance of the Notice of Non-Compliance

Ratterman/Kohart  
5/0

The following Board Members Voted      "Aye"      "Nay"

Mark Ratterman	✓	
Dennis "Matthew" Kruse	✓	
Ron Kohart	✓	
Wayne Johnson	✓	
Gina Stuart	✓	

6. Tanya Pierson  
12 Hours CE including current USPAP

Motion was first and seconded to Issue a Notice of Non-Compliance and issue a civil penalty and must make up their CE.

Fined \$428.57 be paid within 21 days of the Issuance of the Notice of Non-Compliance

Make up the 12 hours to be made up within 6 months of the issuance of the Notice of Non-Compliance

Ratterman/Stuart  
5/0

The following Board Members Voted      "Aye"      "Nay"

Mark Ratterman	✓	
Dennis "Matthew" Kruse	✓	
Ron Kohart	✓	
Wayne Johnson	✓	
Gina Stuart	✓	

7. Dianna Grindean CR60700736  
7 Hours CE

Motion was first and seconded to Issue a Notice of Non-Compliance and issue a civil penalty and must make up their CE.

Fined \$250.00 be paid within 21 days of the Issuance of the Notice of Non-Compliance

Make up the 7 hours to be made up within 6 months of the issuance of the Notice of Non-Compliance

Ratterman/Kohart  
5/0

The following Board Members Voted      "Aye"      "Nay"

Mark Ratterman	✓	
Dennis "Matthew" Kruse	✓	
Ron Kohart	✓	
Wayne Johnson	✓	
Gina Stuart	✓	

8. Patrick Troy CR49300127  
28 Hours Including Current USPAP

Motion was first and seconded to Issue a Notice of Non-Compliance and issue a civil penalty and must make up their CE.

Fined \$1000.00 be paid within 21 days of the Issuance of the Notice of Non-Compliance

Ratterman/Stuart  
5/0

The following Board Members Voted      “Aye”      “Nay”

Mark Ratterman	✓	
Dennis “Matthew” Kruse	✓	
Ron Kohart	✓	
Wayne Johnson	✓	
Gina Stuart	✓	

**IX. ADJOURNMENT**

There being no further business, and having completed its duties, the meeting of the Indiana Real Estate Appraiser Licensure and Certification Board adjourned at **11:51** p.m.

**Next Scheduled Meeting**  
**February 7, 2019**  
**9:00 a.m.**  
**W064**

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Dennis Kruse, Chairman